

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: September 20, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. **Docket No. 06080032 DP/ADLS: Medical Drive Shoppes**

The applicant seeks to construct a 9,600 square foot, one-story commercial retail building on the site of a former childcare facility.

The site is located at 126 Medical Drive and is zoned B8/Business.

Filed by Mukesh Patel (owner).

Present for the Petitioner: Nick Jahn and Sanjay Patel with VS Engineering, and Mukesh Patel, the property owner.

Petitioner's Presentation: Nick Jahn introduced the project. He said that the retail uses would be professional. He said that there is about a twelve-foot grade level difference between Medical Drive and the back of the property. He said that the site had an existing City of Carmel enclosed storm sewer that doesn't have an easement, but would be granted one as the project progresses. He said that the proposed storm sewer would be completely enclosed. He said that he was discussing possible landscaping scenarios with Scott Brewer, as the site is pretty tight. He said that there is a retaining wall on the property because of the topography.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he did not receive plans on this. He said that he did not believe that the property was in a regulated drain watershed, but that he would need plans to confirm that. He said that at this time he couldn't offer any comments.

Shirley Hunter, Duke Energy: She said that she also did not receive plans. She gave the petitioners her mailing address, so they could mail her a set of plans. She said that she obviously hadn't reviewed the plans either. She said that she wasn't sure that there was any three-phase power readily available in the area. She said that she would look into it when she got plans. She told the petitioner to send her the AutoCAD files as well.

Scott Brewer, Carmel Urban Forester: He said that he hasn't heard from Gary. He said that he was sure that he'd be talking to him soon. He said that he had spoken with Scott from Sundown and that with all of the utility easements on the site, he didn't think that they would be able to plant everything shown on the Landscape plan on top of those easements. He said that he would hold off on any more of his comments until he figures out what is going on with Gary. He said that a creative reallocation of the building on the site would have helped. He said that with the structure of the site, there just wasn't much room left.

Nick Redden, Carmel Engineering: He said that the plans and drainage calculations were just received on Thursday, so they were still reviewing them. He said that he would get the petitioners comments as soon as he could.

Chris Ellison, Carmel Fire Department: He said that they had not received plans yet. He said that he needed to submit plans to Gary Hoyt and provided the petitioners with the mailing address.

Matt Griffin, DOCS: He said that the petitioners were going to be required to do bicycle parking on the site as well. He said that the sidewalk in front needs to be five feet wide, not four. He said that he would like the petitioners to show the mounding and topography of the site in relation to the building in the elevations. He said that the petitioners were not going to be permitted side tenant signage without variances. He said that they would want to remove the signage from the drawings for the Plan Commission packets unless they intend to pursue the variance. He said that the Plan Commission packets should also include an aerial photo with the site superimposed in context. He said that he would like the petitioners to provide a digital copy of the packet materials to be placed online.

Christine Barton-Holmes, DOCS: She said that they would like to see the parapet in front extended or enlarged.

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9:15 a.m.

Docket No. 06080034 Rezone/06080035 ADLS: Courtyards at Carmel Creek

The applicant seeks rezoning and ADLS approval for a 7.2-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for residential development.

The site is located at 1225 East 116th Street.

Filed by Charlie Frankenberger of Nelson and Frankenberger for ME Development, Inc.

Present for the Petitioner: Gary Merritt, Bob Ellis and Dave Beery with ME Development, Charlie Frankenberger and Jim Shinaver with Nelson and Frankenberger representing the petitioner, and Art Kaser with Evergreen.

Petitioner's Presentation: Charlie Frankenberger introduced the project. He said that the rezoning request is to allow for custom townhomes. He said that they believe that the builder will be Executive Homes.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a comment letter to Art Kaser. He said that it is located next to Carmel Creek, which is upstream from WR Hadick drain. He said that although this project isn't in the watershed, it should still conform to the release rates because the release rates were based on the culvert under Ralston. He said that he also had strong concerns about stuff in the flood plain. He said that the flood plain is over one square mile, so anything done on the property will have to have DNR approval. He said that County ordinance would require some improvements on the ditch, such as cleaning up any debris, erosion problems, etc. He said that all finished floors would have to be two feet above the base flood elevation.

Shirley Hunter, Duke Energy: She said that they didn't have any objections to the project. She provided the petitioner with her new contact information.

Scott Brewer, Carmel Urban Forester: He said that he didn't receive plans for this. He said that he would be glad to provide his comments when he received a set of the plans and a copy of the PUD ordinance.

Nick Redden, Carmel Engineering: He said that he sent the petitioners a comment letter earlier in the month and that he would wait to hear the petitioners responses to that letter.

Chris Ellison, Carmel Fire Department: He said that Fire Marshall Hoyt sent a letter out last week to the petitioners. He said that the petitioners would need to set up a meeting with the Fire Department if the building was required to be sprinkled. He clarified the proposed building was less than thirty-five feet tall. He said that they require Knox Boxes on the building if the building requires sprinklers and alarms. He said that they need a plan, which shows the water mains and hydrant locations. He gave the petitioner information regarding turning radius.

Matt Griffin, DOCS: He clarified that the sidewalks step out into the street. He clarified that elevators is an option for the units. He said that they would be looking for them to stubbing in at Ralston at the property line. He said that this would have to be coordinated with Karyn Ryg and Gary Duncan. He said that the petitioner should show a way that they would be paying homage to the historical structure on the site. So, the petitioners should be prepared to show how that will take place for the Plan Commission.

Christine Barton-Holmes, DOCS: She said that they would want to see the 116th street path and the various connections shown on the plan. She said that she wants to see the details for the architecture put into text along with the drawings. She said that she would like to see the information on the materials of the ground sign.

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9:30 a.m.

Docket No. 06080036 Rezone: Park Place PUD.

The applicant seeks rezoning approval for a 19.55-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for active adult residential development.

The site is located north of 116th Street, on the east side of Guilford Road.

Filed by James Shinaver of Nelson and Frankenberger for Guilford Partners LLC

Present for the Petitioner: Jim Shinaver, with Nelson and Frankenberger representing the petitioner, Wayne Beverage with Guilford Partners, LLC, and Rich Kelly with EMH&T, Inc.

Petitioner's Presentation: Jim Shinaver introduced the project. He said that the petition is a Rezone petition only. He said that the proposal is for a retirement facility community with independent living units, assisted living units, and a nursing care facility.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Rich Kelly a comment letter. He said that the petitioners needed a release rate of 2.5. He said that they would have to complete a flood plain study and since it was over one square mile, it would have to be approved by DNR. He said that there is one for Brownstones, but that he would leave the decision up to the petitioner as to whether they use that one or have their own done. He noted that the petitioners would need to schedule a meeting with his office to walk the improvements to the regulated drain. He said that the easement with seventy-five feet down to centerline of ditch.

Rich Kelly asked if the petitioners would be eligible for a non-enforcement for this part of the drain.

Greg Hoyes, Hamilton County Surveyor's Office: He said that would depend on how the flood plain study turned out.

Discussion ensued regarding the easement that was requested that Duke Energy didn't grant.

Shirley Hunter, Duke Energy: She gave the petitioners the new contact information. She said that she didn't have any objection to the rezone.

Scott Brewer, Carmel Urban Forester: He said that whenever he gets a copy of the plans and the PUD ordinance, he would be glad to provide the petitioners with his comments.

Wayne Beverage said that he would like to schedule a meeting with Scott Brewer to go over the revisions of the site plan and the Landscape plan next Thursday or Friday.

Nick Redden, Carmel Engineering: He said that they did not receive plans for this project. He said that he had no comments at this time.

Rich Kelly said that they delivered a copy of the conceptual site plan and the PUD ordinance to Engineering on the 31st of August. He said that it is possible that Amanda Foley or Gary Duncan have it since it was addressed to all three.

Chris Ellison, Carmel Fire Department: He said that the Fire Department did not have any comments at this time.

Matt Griffin, DOCS: He said that there were a few minor things that he marked on the ordinance that he assumed were typos. He said that he knew that the site had wetlands on it. He said that this project will be identified as an environmentally-sensitive site no matter what the petitioners do. So, he said that the petitioners needed to be aware of that before they introduced it to the Plan Commission. He said that the petitioner should consider ways that they could be more contextually-sensitive in their plantings and landscaping materials, such as considering more natural materials, using bioswails, using the retention pond as their irrigation source, natural grasses for stormwater filtration, etc. He said that if there is any chance to do pervious pavers out there to reduce the amount of run off

that is going to occur, or if the petitioners could introduce some sort of additional garden feature on the site, it would be in their best interest. He said that they should highlight the environmentally-sensitive efforts that they are making on the site.

Wayne Beverage said that Jud Scott did the woodland analysis. He said that Williams Creek did the wetlands analysis, met with the Corp, have a determination letter from the Corp, and have processed it through IDEM. He said that both the Corp and IDEM are satisfied with what is exactly there and what has been mitigated. He said that the challenge is whether they mitigate off-site or on-site. He said that if there is room around the pond, they would like to mitigate on-site. He said that they want to make it a feature. He said that they want to make it park-like. He said that they don't know how much land they are dealing with until they get the legal drain and retention pond stuff settled. He said that a fallback plan is to mitigate off-site. He said that it was a little more than an acre that they would have to mitigate.

Jim Shinaver said that they would submit a copy of the Woodlands and Wetlands Analysis for the file.

Discussion ensued regarding the process of the wetlands analysis.

Christine Barton-Holmes, DOCS: She said that the petitioners had answered all of the comments that she had given them in her review letter. She said that she would hold off on any further comments until she see the revised site plans and the landscaping.

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9:45 a.m.

Docket No. 06080038 DP/ADLS: Midwest ISO.

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 147,000-square foot, 3-story plus basement office building located on 10.042 acres. A connecting pedestrian bridge to an existing office building is also proposed.

The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.

Filed by Paul Reis of Bose McKinney & Evans LLP for Carmel Drive Partners, LLC.

Present for the Petitioner: Paul Reis with Bose, McKinney, & Evans – representing the petitioner and Ryan Gaulmeyer with Lauth.

Petitioner's Presentation: **Ryan Gaulmeyer** introduced the project. He said that it would be one three story building with an outlot. He said that they are not proposing any access off of Carmel Drive.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Ryan Gaulmeyer a letter. He said that it appears to comply with Block seven. He said that the only thing it looks like they need is an outlet permit.

Shirley Hunter, Duke Energy: She said that Shawn South is the contact on this project and that he has already met with someone regarding the project. She said

that she thinks that he has already requested the things that he will need. She gave the petitioners her updated contact information.

Scott Brewer, Carmel Urban Forester: He clarified that the building would be 3 stories with a penthouse for screening. He clarified that the amount of parking was just above what was required. He said that he hasn't sent a letter yet, but that he would give his initial comments. He said that he should probably meet with the petitioner to go through the way that he figured the bufferyard requirements. He said that it looks like they are short on ornamental trees by about 85. He said that they would talk about it. He said that there isn't much green space there, so he suggests that if the plan has to remain that way, he would suggest something that would perpetuate growth like structural soils for the trees. He said that the plans that they saw before were quite different. He said that it wasn't just a sea of asphalt. He said that he is concerned about using species on the site that can better deal with drought conditions. He said that there was a good diversity on the site, but he was concerned about the placement of some of the trees.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that he would get them comments as soon as he could.

Chris Ellison, Carmel Fire Department: He said that he thinks Gary Hoyt has been corresponding with the petitioners. He said that he has no further comments at this time.

Matt Griffin, DOCS: He said that he spoke briefly last week with Mr. Simmons about the path revision and an accessory building that will have to find a home on the site. He clarified that the petitioners will be revising the site plan. He said that they had a few comments about where the petitioners could add some links for pedestrian connectivity. He said that he would withhold any other comments until after he had seen the revised site plan.

Christine Barton-Holmes, DOCS: She said that she didn't have anything additional besides what was included in her comment letter at this time.

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10:00 a.m. Docket No. 06090004 SP: Village of West Clay Section 15002 Secondary Plat

The applicant seeks approval to plat 25 lots on 42.05 acres.

The site is located at 131st Street and Blythe Street within the Village of West Clay and is zoned PUD.

Filed by Edward Giacoletti of The Schneider Corp for Brenwick TND Communities, LLC.

Present for the Petitioner: Brandon Burke with Schneider and Kevin Krulik with Brenwick.

Petitioner's Presentation: Brandon Burke introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he didn't have a chance to get the plans reviewed due to a conference. He said that he would send the petitioners a letter when he completed his review.

Shirley Hunter, Duke Energy: She said that she didn't really have any comments other than that the petitioners need to forward her the AutoCAD drawings. She noted that they haven't been getting service requests on these lately and that she would need to have a letter formalizing the service request.

Scott Brewer, Carmel Urban Forester: He said that he sent the petitioner an email with comments. He clarified that the common area planting designs were still being prepared. He said that he would like to see a copy of those when they are complete. He said that he recommended that the petitioner break up the long row of one species.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that he would get the petitioners comments when they were available.

Chris Ellison, Carmel Fire Department: He said that Fire Marshall Gary Hoyt was reviewing these. He clarified that the project would not have an amenity area in this section. He said that the Fire Department wants to make sure that they get their blue reflective fire hydrant markers in the middle of the streets.

Matt Griffin, DOCS: He said that his only comment at this point was that the petitioners need to put their docket number on their plat.

Christine Barton-Holmes, DOCS: She said that she had no additional comments at this time.

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10:15 a.m. Docket No. 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat

The applicant seeks approval to plat 17 lots on 21.478 acres.

The site is located on 141st Street between Towne Road and Shelborne Road and is zoned S1.

Filed by Dennis Olmstead of Stoeppelwerth & Associates, Inc. for Roehling Enterprises, Inc.

Present for the Petitioner: Ed Fleming with Stoeppelwerth & Associates and Ray Roehling.

Petitioner's Presentation: Ed Fleming introduced the project. He said that it joins section four. He said that the utilities would be extended out of section four.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioner a letter. He said that they would need some additional procedural items because they are splitting drainage two different ways. He clarified that Ray Roehling was aware of the financial agreements that were made on the Stopes & Olman drain.

Ray Roehling noted that he knew of it, but wasn't privy to the whole agreement or the amounts. He said that he would contact Platinum to see who those agreements were made with. He clarified that Greg Hoyes would look for the original plat.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he was going to want to see extensive calculations since the drainage was not sized to go North and South. He said that the Drainage Board, his office, and the City of Carmel Department of Engineering has begun looking unfavorably at side-loading garages in the easements. He said that they should consult with the builder and do what they can to minimize that. He said that this comment goes for all three sections. He said that he needs a detail on the double curb inlets and he needs two-foot sumps. He said that in this section there a problem with the way the Stopes & Olman drain was labeled. He said that there were private tiles and they would get the petitioner something on that. He said that there were some issues on the landscape plan for this section and section seven. He said that there were also trees along 141st street. He said that they would like to see those pushed to the back of that easement. He said that on this section they were designed in the middle of the swail.

Shirley Hunter, Duke Energy: She said that she needed an AutoCAD drawing and a service request. She told the petitioners to let her know when they anticipated needing utilities connected.

Scott Brewer, Carmel Urban Forester: He said that he needs the individual landscape plans. He said that Carmel doesn't allow the planting of Cleveland Pears. He said that he has the old ones, but they need to be updates. He said that he needs the information on the numbers. He said that the easements would need to be marked on the plans, so he can be sure that those are coordinated. He said that he would like to have a meeting scheduled so they can coordinate with everyone on the landscaping.

Nick Redden, Carmel Engineering: He said that he would just comment on all three sections now. He said that the Department of Engineering was still reviewing these plats and they would get the petitioner comments as soon as the reviews were finished.

Chris Ellison, Carmel Fire Department: He said that he was going to comment on all three sections. He said that if there were any amenities in any of the buildings, the petitioners would need Knox Boxes.

Matt Griffin, DOCS: He clarified the status of the path along 141st street. He said that there were still outstanding commitments connected to Docket number 94-02 Primary Plat connected to these secondary plats. He said that they were monetary commitments to the City's thoroughfare plan improvement fund that would have to be paid prior to the signing of any of the mylars. He said that could be coordinated with DOCS. He said that the petitioners should update the plat with the new docket number.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments at this time.

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10:30 a.m. Docket No. 06090006 SP: Lakeside Park Subdivision, Section 5 Secondary Plat

The applicant seeks approval to plat 26 lots on 24.135 acres.

The site is located on 141st Street between Towne Road and Shelborne Road and is zoned S1.

Filed by Dennis Olmstead of Stoeppelwerth & Associates, Inc. for Roehling Enterprises, Inc.

Present for the Petitioner: Ed Fleming with Stoeppelwerth & Associates and Ray Roehling.

Petitioner's Presentation: Ed Fleming introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that the permits were pretty close to being the same as what was required for Section 6. He said that he would need an individual non-enforcement. He said that the plans would need to show the overflow notch on the lake—just the contours. He said that there was one minor change on an easement and there were a couple of sumps. He said that the Drainage Board, his office, and the City of Carmel Department of Engineering has begun looking unfavorably at side-loading garages in the easements. He said that they should consult with the builder and do what they can to minimize that. He said there would be very few landscape move on this section.

Shirley Hunter, Duke Energy: He said that the petitioners needed to let her know if the sections were going to be worked concurrently or not. She said that besides that, he comments were the same as what she said on Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Scott Brewer, Carmel Urban Forester: He said that he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Nick Redden, Carmel Engineering: He said that he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Chris Ellison, Carmel Fire Department: He said that he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Matt Griffin, DOCS: He said that the petitioners would have to do a path on

Towne Rd. and 141st streets. He said that there was now a roundabout planned for the intersection of Towne Rd. and 141st Streets and that would probably mean that there would be more right-of-way on that corner. He said that he wanted to notify the petitioners that that is what the thoroughfare plan calls for. He said that he would have to talk to Engineering to see if there are plans for that available yet.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments besides the comments she gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

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10:45 a.m. Docket No. 06090007 SP: Lakeside Park Subdivision, Section 7 Secondary Plat

The applicant seeks approval to plat 29 lots on 13.465 acres.

The site is located on 141st Street between Towne Road and Shelborne Road and is zoned S1.

Filed by Dennis Olmstead of Stoeppelwerth & Associates, Inc. for Roehling Enterprises, Inc.

Present for the Petitioner: Ed Fleming with Stoeppelwerth & Associates and Ray Roehling.

Petitioner's Presentation: Ed Fleming introduced the project. He said that this section comes out of section 3 and that it would be tying in to the existing street in the Ridge at Hayden Run.

Greg Hoyes, Hamilton County Surveyor's Office: He said that in section seven there were just a few procedural items because the drainage goes two directions there also. He said that the Drainage Board, his office, and the City of Carmel Department of Engineering has begun looking unfavorably at side-loading garages in the easements. He said that they should consult with the builder and do what they can to minimize that. He said that there was one structure that was labeled 234 or 232 depending on where you are looking at it. He said that he needs detail for the double curb inlets. He said that there is a little bit of swail behind two lots that doesn't have 1 %. He said that he would get the petitioner the map that shows the private tiles.

Shirley Hunter, Duke Energy: She said that besides that, he comments were the same as what she said on Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Scott Brewer, Carmel Urban Forester: He said that they had an original approved plan, so they were going to work with the petitioners to get as close to the approved plan as they could. He said that, other than that, he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Nick Redden, Carmel Engineering: He said that he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Chris Ellison, Carmel Fire Department: He said that he didn't have any additional comments besides the comments he gave during the discussion for Docket number 06090005 SP: Lakeside Park Subdivision, Section 6 Secondary Plat (the previous petition in this meeting).

Matt Griffin, DOCS: He said that he didn't have any additional comments at this time.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments at this time.

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11:00 a.m. **Docket No. 06090009 SP: The Sanctuary at 116th Street, Section 4**
The applicant seeks approval to plat 46 lots on 14.93 acres.
The site is located at 4455 West 121st Street and is zoned PUD.
Filed by Mitch Hansel of Cripe Architects and Engineers for Indiana Land Development Corporation.

11:15 a.m. **Docket No. 06090010 SP: The Sanctuary at 116th Street, Section 5**
The applicant seeks approval to plat 28 lots on 16.94 acres.
The site is located at 4455 West 121st Street and is zoned PUD.
Filed by Mitch Hansel of Cripe Architects and Engineers for Indiana Land Development Corporation.

11:30 a.m. **Docket No. 06090011 SP: The Sanctuary at 116th Street, Section 6**
The applicant seeks approval to plat 30 lots on 11.8 acres.
The site is located at 4455 West 121st Street and is zoned PUD.
Filed by Mitch Hansel of Cripe Architects and Engineers for Indiana Land Development Corporation.

Matt Griffin, DOCS: He announced that docket numbers 06090009 SP, 06090010 SP, 06090011 SP: The Sanctuary at 116th Street, Sections 4, 5, 6 would all be discussed at the same time.

Present for the Petitioner: Pat Shaurette with PRS and Paul Shoopman with Indiana Land Development.

Petitioner's Presentation: **Paul Shoopman** introduced the project. He noted that the subdivision had originally been approved under a different name, but that the most current name was the The Sanctuary at 116th Street. He said that they were finalizing some thins on Sections 1,2, and 3 and that they were getting ready to record those plats, so now they were bringing back Sections 4,5, and 6.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he was out at a seminar last week, so he had not had a chance to review the plans yet. He said that he had one to finish and then he would be working on these three. He said that it should be relatively simple. He said that all of the master drainage was done and it would be construction plan issues. He said that he would get the petitioners a comment letter when he got them done.

Scott Brewer, Carmel Urban Forester: He said that he and the petitioners have traded emails back and forth. He said that he went out yesterday and looked at the existing vegetation. He said that it looks adequate to meet the bufferyard requirements. He said that he didn't think that they would have to plant much. He said that he would need landscape plans. He said that the only thing that he found was an open space plan from 2003 for Eagle Ridge. He said that he would need complete construction plans, landscape plans and the easements. He said that he would expect tree planting details and tree preservation details. He said that if the petitioners would like to meet separately to discuss everything, he would be glad to coordinate a meeting. He said that if the petitioner decides that he wants street trees, they would have to coordinate the drainage and the street drains and such.

Nick Redden, Carmel Engineering: He said that their Department had just received the plans on the 11th of September, so they were still reviewing them. He said that they would give the petitioner their comments when the review was complete.

Chris Ellison, Carmel Fire Department: He said that Gary Hoyt sent the petitioners a letter. He said that the comments include making sure that the street widths are designed for the turning radius required by the apparatus on their trucks. He said that he thinks that Gary Hoyt sent the petitioner information relating to that. He said that the Fire Department needs the petitioners to install the blue reflective fire hydrant markers in the middle of the streets.

Matt Griffin, DOCS: He said that he didn't have any comments on the construction plan. He reminded the petitioner that they would need the actual mylar plats to review and sign off on.

Christine Barton-Holmes, DOCS: She said that she did not have any additional comments at this time.

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11:45 a.m.

Docket No. 06080004 Z and 06080005 ADLS: Global Financial Consultants

The applicant seeks rezoning construction approval for a proposed office building and related parking. The site is currently zoned S1, with a request to rezone to the B2 classification.

The site is located at 3745 West 98th Street. Filed by Robert Clutter of Clark Quinn Moses Scott and Grahm, LLP for Global Financial Consultants.

The petitioners requested to be continued to the October 18, 2006 meeting of the Technical Advisory Committee.